



*Sheila Dixon*  
Mayor

## PLANNING COMMISSION

*Wilbur E. "Bill" Cunningham, Chairman*

### STAFF REPORT



*Thomas J. Stosur*  
Director

**January 14, 2010**

**REQUEST:** Final Subdivision and Development Plan/1722-1726 Fleet Street and 521 Regester Street

**RECOMMENDATION:** Approval, subject to:

- Comments from the Department of General Services and
- Approval of The Board of Municipal Zoning Appeals

**STAFF:** Ervin McDaniel

**PETITIONER:** The Columbia Bank, represented by David S. Musgrave

**OWNERS:** Same

#### **SITE/GENERAL AREA**

Site Conditions: The properties known as 1722-1726 Fleet Street and 521 Regester Street (Lots 25-27 and Lot 72 of Block 1780) are improved with four three story town homes. The Fleet Street property is zoned B-2-2 and is 3,598 square feet in size. The Regester Street property is zoned R-8 and is 1,500 square feet in size.

General Area: The properties are located in South Baltimore in the Fells Point Community. There are both residential and non-residential uses surrounding the subject property.

#### **HISTORY**

- On February 8, 2007, the Baltimore City Planning Commission approved the Fells Point Historic District.

#### **CONFORMITY TO PLANS**

This project is consistent with the Comprehensive Master Plan's LIVE section, Goal One: Build human capital by strengthening Neighborhoods, Objective One: Expand housing choices for all residents.

#### **ANALYSIS**

The applicant is proposing to consolidate and re-subdivide the properties known as 1722-1726 Fleet Street and 521 Regester Street into four (4) lots for dispositional purposes. The existing four homes were constructed across existing property lines, creating building and zoning code violations. In order to remedy this situation and to create four fee simple parcels, the applicant

proposed the aforementioned four lot subdivision. Each of the new homes will have its own fee simple lot.

The following is staff's review of this project:

- Site Plan: The site plan has been reviewed and approved by the Site Plan Review Committee (SPRC). The site plan shows the existing homes on the site. Three homes will front onto Fleet Street and one will front onto Regester Street. The homes will be three stories with basements and will have rear loading garages. A use in common easement will be created at the rear of the Fleet Street parcels for utilities and access to the rear garages.
- Architectural Elevations: Elevations for this proposal are not required; the four homes exist.
- Subdivision and Development Plan Requirements: This project complies with the City's rules and regulations relative to land subdivision within Baltimore City. The lots have frontage on a public street and will have separate utilities. There is a 19.4' private ingress, egress and utility easement on the subject property. This easement will be used to access the garages of both the Fleet Street and Regester Street properties and provide utilities to those properties.
- Zoning Code Requirements: The subject site is located within both an R-8 and B-2-2 zoning district. The applicant has requested a hearing to retain the existing buildings as four single family homes that are less than 16' wide (the homes fronting Fleet Street). The applicant will also request a rear yard variance of 16.5 feet in lieu of the required 25 feet. Staff supports the requested zoning actions.
- Landscape Plan: A landscape plan is not required for this project.

The Fells Prospect, Fells Point Community Organization and Fells Point Task Force were notified of this action.

**Thomas J. Stosur**  
**Director**